



United States Department of the Interior

NATIONAL PARK SERVICE
Fire Island National Seashore
120 Laurel Street
Patchogue, NY 11772

Review and Comments on Building/Zoning Permit Application

Applicant(s):

Owner: Alex Coletti

Tax Map #:

492-4-28

Application No.:

Receipt #41250

Zoning Authority:

Islip

Community:

Fair Harbor

Object (Yes/No):

No

If Objection status is "Yes", property will be subject to the condemnation authority of the Secretary of the Interior, if built as proposed, or previously built with or without permits beyond allowable standards.

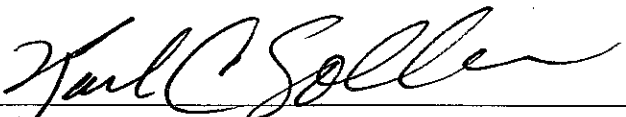
Reason for Objection:

Objection Type:

Comments:

The Seashore has no objection to the requested setback variances for this development, as long as the two tax lots, 27 and 28, are held as a single parcel, as shown on this survey. Separation of the two lots for separate development purposes will render both lots nonconforming parcels by virtue of their substandard sizes, and render the developed parcel as overbuilt. The existing lot occupancy calculated with the two lots is 22.5%. When calculated using only Lot 28, the existing lot occupancy is 45%. The maximum allowed under the Federal Zoning Standards is 35%.

Review of this application for construction or variance request within the Fire Island National Seashore is made in accordance with 36 C.F.R. Part 28, Federal Zoning Standards for Fire Island National Seashore.



Superintendent

3/12/2014

Date

Cc: Applicant